

CM13.5. Concept Designs for Uiver International Museum of Flight

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Purpose of Report

The purpose of this report is to update Council on the progress of the Uiver International Museum of Flight Concept Design Consultancy and seek clarity on next steps.

Background

At the Council Meeting on 26 August 2019, Council resolved the following:

Uiver International Museum of Flight

- a. *That Council invite tenders (expressions of interest) from suitably qualified and experienced architectural firms to prepare a feasibility study (concept designs) for the development of a high-level Uiver International Museum of Flight in or about an area covered by Belbridge Hague, the laneway between Belbridges and the Library Museum and the Retro Lane Cafe, and specifically but not exclusively including the following:*
 - *Urban Site Analysis;*
 - *Design Narrative;*
 - *Concept Floor Plan;*
 - *Section Diagram;*
 - *Exploded Axonometric Diagram (if required);*
 - *Design Reference Images;*
 - *x2 Hero Renders;*
 - *Schedule of Areas; and*
 - *Interface between the existing Library Museum and the northern boundary of the proposed museum.*
- b. *The budget is anticipated to not exceed \$15,500;*
- c. *Minimal or no grass area of QE II square will be consumed; and*
- d. *The Retro Lane Cafe may be relocated to a point elsewhere within the museum.*

A request for Expressions of Interest in this project were distributed to four architectural firms on 4 October 2019. The project scope included the requirements of the Council resolution and the following additional requirements:

- A written report to accompany the above;
- That cost estimates for both detailed design stage and construction phase, should be incorporated in the report; and

- The report should also include the cost implications of moving the Retro Lane Café into the museum.

Conforming proposals were received from two architectural firms with an assessment process undertaken. Peddle Thorp Architects were subsequently engaged to undertake the consultancy for a fee of \$15,500.

Consultancy Urban site analysis stage

In December 2019, two architects from Peddle Thorp made a site visit to Albury to undertake stakeholder consultation and gain a better understanding as part of the Urban Analysis element of the project scope of works.

Community Engagement

The scope of works approved in the Council resolution did not include on the ground key stakeholder consultation. To ensure the community of interest was involved and Peddle Thorp had an understanding of potential considerations that may impact the design, Council co-ordinated with key stakeholders to enable consultation to occur.

Four stakeholder meetings were held on 5 December 2019 with a range of stakeholders who were able to provide contextual information to the consultants, have direct interest and involvement with the Uiver story and Albury's heritage, and/or have an interest and involvement in QEII Square.

Consultation Meeting One - AlburyCity

A range of Council officers attended including staff from LibraryMuseum, MAMA, Albury Entertainment Centre, Youth Café, Strategic Planning, Parks & Recreation, Events, Public Art and Landscape Design. At this session the architects gained an understanding of the current Cultural Precinct Masterplan and QEII Square Landscape Plan, the plans for Albury Entertainment Centre Convention Wing expansion, the use of the Square for events and as a community place, the role of the recently re-located Retro Lane Café as a social incubator and the linkages in the Square between AlburyCity cultural venues and other stakeholders. There was an understanding by the architects that a proposed Uiver Museum would need to work holistically with the other buildings in the Square.

Consultation Meeting Two - Belbridge Hague

From this meeting the architects understood that Belbridge Hague would like to invest in a major redevelopment of their property, enhancing the rear of their building, which looks onto QEII Square, and supporting St Matthews Parish Council through the building redevelopment and by providing revenue and retail opportunities.

Consultation Meeting Three - St Matthews Parish Council & Wangaratta Anglican Diocese

From this session the partnership between St Matthews Parish Council and Belbridge Hague was reconfirmed. The consultants were made aware that the Church's longer terms plans to improve

facilities would be at risk if the Uiver Museum development was to proceed on the Belbridge Hague site.

Consultation Meeting Four - Other key stakeholders

A range of other key stakeholders participated in this session. Attendees included Albury & District Historical Society members, Uiver Memorial Community Trust (UMCT), Friends of Albury Libraries and Museum, an AlburyCity Councillor and interested individuals, including Noel Jackling.

Key points from this session included:

- UMCT have already purchased a building for the housing of the aircraft close to the airport (Bristol Court Hangar). This is consistent with the 2019 Uiver Museum Feasibility Study, which recommended a staged approach to the development of an Uiver Museum with Stage One being a move to a larger hangar to enable full completion of restoration work and Stage Two being fit-out of the hangar as a simple volunteer operated Uiver Museum.
- QEII Square was seen as 'sacred' community space and therefore any further development would require full community and business consultation.

On 16 December 2019, Peddle Thorp provided an interim report to Council (Attachment 1) documenting the main points of discussion at each of the consultation meetings held during the December site visit, and offered the following summary:

"As per the consultation meetings within this document, it is clear the community and stakeholders do not support the proposal for a Uiver Museum building in QE2 square. There could be negative impact on existing community connections if the project is built.

It would be beneficial to consider the proposed Uiver Museum project within the context of a current and up-to-date masterplan for the Cultural precinct and QEII Square landscape plan.

A community impact report, of the proposed Uiver Museum, would be a critical part of the urban and social analysis required to design and complete the scope of works for Albury City.

Based on the above consultation process, we await further instruction from Albury City on next steps"

Financial Impact

Peddle Thorp have provided the interim report that forms part of the urban analysis scope of works of the project. Council has allocated \$15,500 for the project with an additional allocation of \$1,200 for the 5 December site visit and consultation. At this stage, Peddle Thorp have invoiced AlburyCity for \$7,050, which covers urban analysis, site visit, consultation and preparation of the interim report.

Risk

- Business Risk – Peddle Thorpe have indicated concerns about progressing with the project as per the original scope, without a more holistic approach to the concept of an Uiver International

Museum of Flight being incorporated into the Precinct being undertaken. Accordingly, they have placed the project on hold awaiting further direction from Council. Costs have been incurred to date however staff can negotiate to terminate the project by agreement if it is not considered in Council's best interest to continue as originally proposed.

- Corporate Risk – Consultation by Peddle Thorp indicated that there is likely to be strong negative community reaction regarding this project. The project is not consistent with master planning of the Cultural Precinct or QEII Square, which have been subject to significant community engagement, and affects both Albury LibraryMuseum and the Retro Lane Café opened in 2016 at a cost to Council of \$1.6 million. The proposed project is also not consistent with the proposals and plans of other stakeholders in QEII Square. Should Council proceed there is a risk to our public image and could raise questions as to our commitment to community engagement.
- WHS and Public Risk – No impact at this stage.
- Environmental Risk – The current investigations do not present any immediate environmental risks. Any future development within the Cultural Precinct may impact on the built and natural environment and accordingly the environmental risk will be considered.
- Delivery Program Risk – This project was not incorporated into the adopted 2019/20 One Year Operational Plan, rather funding was to be allocated by way of quarterly budget review following the resolution of Council. No funding for the development of an Uiver International Museum of Flight is incorporated into the Four Year Delivery Program or Long Term Financial Plan. The additional funding for consultation to provide more detailed information to the contractor is being drawn from the LibraryMuseum operating budget.

Options

1.
 - a. Not proceed any further with the Uiver International Museum of Flight concept design project at this stage; and
 - b. Prioritise a review of the Cultural Precinct Masterplan in 2020/21 concurrent with the Albury and Lavington CBD Masterplan review.

Recommended

OR

2. Peddle Thorp to be instructed to complete the project in accordance with the original scope.

Not Recommended

Conclusion

Peddle Thorp Architects have been engaged by Council to develop concept designs for an Uiver International Museum of Flight in Kiewa Street – in or about an area covered by the Belbridge Hague offices, the laneway between Belbridge Hague and Albury Library Museum and Retro Lane Café.

As part of their urban analysis in delivering on the scope of works, Peddle Thorp have undertaken background research, site visits and stakeholder consultation and have documented the outcomes of this stage of the project in an interim report (Attachment 1). The Peddle Thorp report concludes that the community and stakeholders do not support the proposal for an Uiver Museum building in QEII Square and that it would have a negative impact on existing connections and plans if the project is built.

Peddle Thorp suggests that *"it would be beneficial to consider the proposed Uiver Museum project within the context of a current and up-to-date masterplan for QE2 Square"* (Cultural Precinct Masterplan). Further, that *"a community impact report of the proposed Uiver Museum would be a critical part of the urban and social analysis required to design and complete the scope of works for Albury City"*.

Recommendation

That Council:

- a. Not proceed any further with the Uiver International Museum of Flight Feasibility Study at this stage; and
- b. Prioritise a review of the Cultural Precinct Masterplan in 2020/21 concurrent with the Albury and Lavington CBD Masterplan review.

Attachments

Peddle Thorp Uiver Museum Concept Design Interim Report. (DOC19/187852)